

**- 2007 Residential Impact of Annexation Analysis -  
Benson Hill Communities**

**Levy code areas that fall into each group**

Group A: 4250, 4398 (3,132 residential parcels)  
Group B: 4175, 4260 (1,642 res. parcels)  
Group C: 5045, 5092 (434 res. parcels)  
Group D: 5100, 5107 (29 res. parcels - See note 6)  
Group E: 5090 (3 res. parcels)

**Average Annual Utility Taxes and Fees (4)**

	Unincorporated	City of Renton
Phone	\$ -	\$ 22
Electricity	\$ -	\$ 57
Gas	\$ -	\$ 82
Cable	\$ -	\$ 36
Cellular	\$ -	\$ 32
Water	\$ -	\$ -
Surface Water Management Fee	\$ 111	\$ 69
Cable Franchise Fee (5%)	\$ 30	\$ 30
<b>TOTAL UTILITY TAXES AND FEES</b>	<b>\$ 141</b>	<b>\$ 328</b>
<b>Average Annual Service Rates (5)</b>		
Garbage	\$ 247	\$ 161
Sewer & Water	\$ 815	\$ 815
<b>TOTAL RATES</b>	<b>\$ 1,062</b>	<b>\$ 976</b>

	<i>Group A</i>		<i>Group B</i>		<i>Group C</i>		<i>Group D</i>		<i>Group E</i>	
	Unincorporated	City of Renton	Unincorporated	City of Renton	Unincorporated	City of Renton	Unincorporated	City of Renton	Unincorporated	City of Renton
<i>Components of Property Tax Levy</i>										
Emergency Medical Services	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
Library (1)	0.50	0.07	0.50	0.07	0.50	0.07	0.50	0.07	0.50	0.07
Hospital	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56
Fire (1)	1.09	0.20	1.09	0.20	1.35	-	1.09	0.20	1.35	-
Water	-	-	-	-	-	-	-	-	-	-
School	3.45	3.45	3.45	3.45	4.18	4.18	4.18	4.18	4.18	4.18
Flood	-	-	0.04	0.04	0.04	0.04	-	-	-	-
Road/Unincorporated Area	1.75	-	1.75	-	1.75	-	1.75	-	1.75	-
City levy	-	2.88	-	2.88	-	2.88	-	2.88	-	2.88
Consolidated Levy (2)	3.85	3.85	3.85	3.85	3.85	3.85	3.85	3.85	3.85	3.85
<b>(per \$1000 AV) Total Levy Rate</b>	<b>11.41</b>	<b>11.22</b>	<b>11.45</b>	<b>11.26</b>	<b>12.44</b>	<b>11.79</b>	<b>12.14</b>	<b>11.95</b>	<b>12.40</b>	<b>11.75</b>
Median Assessed Value	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
<b>Property Taxes:</b>	<b>\$ 3,423</b>	<b>\$ 3,366</b>	<b>\$ 3,435</b>	<b>\$ 3,378</b>	<b>\$ 3,732</b>	<b>\$ 3,537</b>	<b>\$ 3,642</b>	<b>\$ 3,585</b>	<b>\$ 3,720</b>	<b>\$ 3,525</b>
<b>Utility Taxes</b>	<b>\$ 141</b>	<b>\$ 328</b>	<b>\$ 141</b>	<b>\$ 328</b>	<b>\$ 141</b>	<b>\$ 328</b>	<b>\$ 141</b>	<b>\$ 328</b>	<b>\$ 141</b>	<b>\$ 328</b>
<b>Service Rates</b>	<b>\$ 1,062</b>	<b>\$ 976</b>	<b>\$ 1,062</b>	<b>\$ 976</b>	<b>\$ 1,062</b>	<b>\$ 976</b>	<b>\$ 1,062</b>	<b>\$ 976</b>	<b>\$ 1,062</b>	<b>\$ 976</b>
<b>Fire Dist 40 Benefit Charge (3)</b>	<b>\$ 164</b>	<b>\$ -</b>	<b>\$ 164</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 164</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL TAXES/RATES/FEES</b>	<b>\$ 4,790</b>	<b>\$ 4,670</b>	<b>\$ 4,802</b>	<b>\$ 4,682</b>	<b>\$ 4,935</b>	<b>\$ 4,841</b>	<b>\$ 5,009</b>	<b>\$ 4,889</b>	<b>\$ 4,923</b>	<b>\$ 4,829</b>
<b>Savings from Annexation:</b>		<b>\$120</b>		<b>\$120</b>		<b>\$94</b>		<b>\$120</b>		<b>\$94</b>

NOTES: All numbers are annual and represent 2007 estimates. (1) Following annexation, residents would be responsible for the debt portion of the library and fire district property tax levies, but not the operating portions. (2) The KC consolidated levy includes state, port and county-wide levies. (3) Fire District 40 benefit charged based on 1,850 sq. ft. single family home with 410 sq ft garage. (4) Utility taxes and rates based on estimated average annual household utility usage (3 persons). Renton levies a 6% tax on utilities. (5) Garbage rates only apply if the property owner is signed up for garbage collection service; there is a seven-year grace period before one would be required to sign up for garbage service in Renton. Soos Creek Water & Sewer District service assumed. Applicable taxes included. (6) Levy area 5107 pays an additional \$0.041/\$1,000 AV to the Green River Flood Zone district; this is unaffected by annexation.